

ZONING BOARD OF APPEALS

**Tuesday, June 16, 2009
6:30 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street**

Present:

ZBA Members:	Alicia DiBenedetto Neubauer Julio Salgado Scott Sanders Craig Sockwell
Absent:	Aaron Magdziarz Dan Roszkowski
Staff:	Todd Cagnoni, Deputy Director, Construction & Development Services Sandra Hawthorne – Administrative Assistant Jon Hollander – City Engineer, Public Works
Others:	Reid Montgomery, Director Community & Economic Development Alderman Linda McNeely (left at 7:25 PM) Alderman Nancy Johnson Alderman Bill Robertson (arrived at 7:25 PM) Kathy Berg, Stenographer Applicants and Interested Parties

Acting Chairman Scott Sanders called the meeting to order at 6:30 PM.

Sandra Hawthorne explained the format of the meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative are to come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name and address to the Zoning Board secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns, answer questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.

The Board will then discuss the application and a vote will be taken.

It was further explained to the public in attendance, applicants, objectors and interested parties that this meeting is not a final vote on any item. The date of the Codes & Regulations meeting was given as

Monday, July 29th, at 4:30 PM in Conference Room A of this building as the second vote on these items. The public in attendance, applicants, objectors and interested parties were instructed that they could contact Sandra Hawthorne in the Zoning Office for any future information and that her phone number was listed on the top of the agenda which was made available to all those in attendance at the beginning of the meeting.

A **MOTION** was made by Craig Sockwell to **APPROVE** the minutes of the May 19th meeting as submitted. The Motion was **SECONDED** by Julio Salgado and **CARRIED** by a vote of 4-0, with Aaron Magdziarz and Dan Roszkowski absent.

021-09 7651 Walton Street

Applicant Q.T. Sign, Inc. / Nancy Raeside

Ward 1 **Variation** to increase the number of allowable wall signage from two (2) to four (4) in a C-3, General Commercial Zoning District

The subject property is located 800 feet east of East State Street and North Bell School Road intersection and is the Fairfield Inn & Suites Marriott. Robert Friedman and Natham Gundrum were present. Mr. Gundrum, owner and manager of the property, reviewed their request for Variation. Mr. Gundrum explained that visibility from the Interstate is critical for location of the property. Currently the building has two wall signs- one on the west and one on the east elevations. Mr. Gundrum stated the west sign fronts the interstate, but the view of the sign is partially blocked by other hotel signs to the north and southbound Interstate traffic. He further clarified that if all four signs were allowed, the total signage would only be 358 square feet, in comparison to code allowance of 480 square feet. Mr. Gundrum stated there are several hotels in this area that have been afforded more than two wall signs.

Staff Recommendation was for Denial. Mr. Cagnoni explained that this recommendation was based on the Ordinance requirement.

Ms. Neubauer asked if they would be willing to remove those signs on the west and east elevation, to which the applicant responded these would be necessary for recognition. Mr. Sanders felt comfortable with the total square footage of the 4 signs.

A **MOTION** was made by Craig Sockwell to **APPROVE** the Variation to increase the number of allowable wall signage from two (2) to four (4) in a C-3, General Commercial Zoning District at 7651 Walton Street. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 4-0.

ZBA 021-09
Findings of Fact for a Variation
To Increase the Allowable Wall Signage from Two (2) to Four (4)
in a C-3, General Commercial Zoning District at
7651 Walton Street

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification. Due to the size and scale of the building and its proximity to the interstate, the additional two signs would not be detrimental to the property.

3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

022-09 **119 South Central Avenue**
Applicant Omar & Sabrina Saunders
Ward 13 **Zoning Map Amendment** from R-1, Single-family Residential District to C-3, General Commercial District
 Variation to reduce the required parking spaces from four (4) to three (3) parking spaces for a Child Care Facility in a C-3, General Commercial District

The subject property is located on the northwest corner of South Central Avenue and Elm Street and contains a commercial building and a two-family residence. Omar and Sebrina Saunders were present. Mr. Saunders reviewed his request for Zoning Map Amendment and Variation. The Applicants wish to open up a child care facility. The request for Variation would allow a handicapped parking space, which they currently do not have.

Mr. Sockwell wished to clarify that the existing residence was a two family. Mr. Saunders stated it was a two family when purchased, but is now a single family. He verified the daycare will be in the 117 South Central structure and 119 South Central will remain vacant. Regarding a question from Ms. Neubauer, Mr. Cagnoni verified that DCFS has requirements that the Applicants will have to meet as well.

Staff explained this property has been before the Zoning Board several times over the years. Historically Staff has not recommended approval of Zoning Map Amendments for this property, but because of the improvements the Applicants have made to the property and the use they propose, Staff recommends Approval with 1 condition. No Objectors were present.

Alderman Linda McNeely also spoke in support of this project. She stated the Applicants have put considerable time and money into improving this property. She does not feel there will be any problems with DCFS moving forward with approval for a day care center under the auspices of these Applicants.

A **MOTION** was made by Alicia Neubauer to **APPROVE** the Zoning Map Amendment from R-1, Single-family Residential District to C-3, General Commercial District and to **APPROVE** the Variation to reduce the required parking spaces from four (4) to three (3) parking spaces for a Child Care Facility in a C-3, General Commercial District at 119 South Central Avenue. The Motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 4-0.

Approval is subject to the following conditions:

1. Meeting all applicable Building and Fire Codes.

ZBA 022-09
Findings of Fact for a Zoning Map Amendment
From R-1, Single-Family Residential District
To C-3, General Commercial District at
119 South Central Avenue

Approval of this Zoning Map Amendment is based upon the following findings:

1. The proposed Zoning Map change is consistent with Article II, Intent and Purpose, of the Rockford Zoning Ordinance for the following reasons:
 - a. This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the surrounding uses;
 - b. This proposal protects the character, scale and stability of the adjacent residential and commercial property because the proposed development will meet all development requirements of this site; and
 - c. The proposed map amendment would allow for a reasonable development to take place consistent with the surrounding neighborhood.
2. The proposed Zoning Map Amendment is consistent with the surrounding area.

ZBA 022-09
Findings of Fact for a Variation
To Reduce the Required Parking Spaces from Four (4) to Three (3) Parking Spaces
For a Child Care Facility in a C-3, General Commercial District at
119 South Central Avenue

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

023-09

Applicant
Ward 11

2400 11th Street

Gordon & Suzanne Rose

Special Use Permit for a Planned Unit Development to consist of manufacturing and grinding of machine parts, storage, and to allow the installation of up to one (1) wind turbine on the south side of the building as a permitted obstruction in an I-1, Light Industrial Zoning District

The subject property is located approximately 800 feet north of the intersection of Harrison Avenue and 11th Street. Gordon Rose and Michael Dixon were present. Mr. Rose reviewed their request for Special Use Permit for a Planned Use Development. His company is a distributor and installer of wind turbines. Mr. Rose explained they wish to put a wind turbine on the property not only as an advertisement device, but also to generate a small amount of electricity for the office building.

Staff Recommendation was for Approval with 2 conditions. No Objectors or Interested Parties were present. Mr. Cagnoni stated Staff supports this application and pointed out this is the second wind turbine request that has come through the Board. It is anticipated the City will be modifying the ordinance in the near future to see if there is a feasible way to allow these without having to go through the Zoning Board of Appeals process.

A **MOTION** was made by Craig Sockwell to **APPROVE** the Special Use Permit for a Planned Unit Development to consist of manufacturing and grinding of machine parts, storage, and to allow the installation of up to one (1) wind turbine on the south side of the building as a permitted obstruction in an I-1, Light Industrial Zoning District at 2400 11th Street. The Motion was **SECONDED** by Julio Salgado and **CARRIED** by a vote of 4-0.

Approval is subject to the following conditions:

1. Meeting all applicable Building and Fire Codes.
2. Final Building Elevations for Staff's review and approval.

ZBA 023-09
Findings of Fact for a Special use Permit
For a Planned Unit Development
to Consist of Manufacturing and Grinding of Machine Parts, Storage,
And to Allow the Installation of Up to One (1) Wind Turbine
On the South Side of the Building as a Permitted Obstructions
In a I-1, Light Industrial Zoning District at
2400 11th Street

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.

5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall, in all other respects, conform to the applicable regulations of the I-1 Zoning District in which it is located.

024-09

Applicant
Ward 13

404, 410 North Avon Street

Mt. Zion Baptist Church / Pastor Marvin Hightower

Special Use Permit for a church and church related uses

Variation to reduce the required perimeter landscape by 50%

Variation to eliminate the required Type "A" landscape buffer in an R-1, Single-family Residential District

The subject property is located on the northwest corner of Avon and Andrews Street and is a Church and parking lot. Pastor Marvin Hightower, Applicant, reviewed the requests for Special Use Permit and Variations. He stated their church is growing and at this time has no off-street parking. They are looking to create a parking lot and requesting a Variation to landscaping by 50% which will allow more parking. Mr. Sanders verified this would include 100% of the buffer.

Staff clarified that the City certainly supports the church and understands their need for off-street parking. Mr. Cagnoni explained they have allowed for options to screen the existing residence with fencing rather than a landscaping buffer. He stated in discussions with the Applicant, Staff had expressed an alternative plan of all one-way parking, which would yield the most parking for the amount of pavement they wish to put down. The Applicant would also be required to work with Public Works to be certain run-off does not interfere with the neighbors to the west. The improvement to the residential alley by the Applicant was requested by Staff in order to allow the Applicant to maximize the amount of parking on the street as well as best utilization of the parking lot itself. Staff wishes to balance out the needs of the church and the investments the residents in the area have made to their properties. Staff further clarified should the Zoning Board and City Council come up with a plan they feel is appropriate, the Applicant would not be required to do the interior landscaping.

Staff Recommendation was for Approval of all requests, with 4 conditions. No Objectors were present.

Alderman Linda McNeely spoke in support of this project and of the Applicants for their willingness to invest in this property. She stated it will be very good for the community and will reduce traffic on those days when services are held. She objects to Staff recommendation that the Applicant be required to pave the alley. She does not feel the use of the parking lot from the alley would require pavement and asked the Board to reject Staff's recommendation that the Applicant pave this alley.

Mr. Sanders stated given the configuration of the parking lot, the alley becomes a drive aisle, almost part of the parking lot. The parking lot would not function without the use of the alley. He stated he understands the City's concern that this lot be improved. Mr. Sanders also clarified that Developers and businesses have frequently been asked in the past to improve streets due to their use of the property.

Mr. Sanders recommended rewording condition 1 to reflect that a revised site plan be submitted to "meet Staff approval" rather than "meeting code". Staff was agreeable to this. Mr. Sanders again stated he feels this portion of the alley would become part of the parking lot. Staff clarified vacation of the alley would not be an option, since it is used by other individuals. Ms. Neubauer asked for clarification for Staff's request that the Applicant be required to pave the alley. Mr. Cagnoni explained that typically a parking lot would not have circulation that would be dependant on the use of an alley. He further stated in working with Public Works other churches have been required to improve an alley, specifically Bethesda and Trinity churches as well as Rockford Supportive Living. Mr. Sockwell asked if City funding was available. Mr. Cagnoni responded there is funding for public improvements, but not knowledgeable if

there is funding set aside specifically for this. He also explained that each Alderman gets a yearly fund that they can direct for use in their Ward at their request.

A **MOTION** was made by Craig Sockwell to **APPROVE** the Special Use Permit for a church and church related uses; **APPROVE** the Variation to reduce the required perimeter landscape by 50%; and **APPROVE** the Variation to eliminate the required Type "A" landscape buffer in an R-1, Single-family Residential District at 404, 410 North Avon Street with amendment to condition 1 and removal of condition 4. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 4-0.

Approval is subject to the following conditions:

1. Submittal of a revised site plan for Staff review and approval including type of planting species and sizes.
2. If the home to the north is not purchased within two years, then a sight-obscuring fence would need to be constructed along the North property line.
3. Submittal of a parking lot permit inclusive of civil drawings prepared by a licensed engineer.

ZBA 024-09
Findings of Fact for a Special Use Permit
for a Church and Church Related Uses
In an R-1, Single-Family Residential District at
404, 410 North Avon Street

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district. The church has been in existence since 1948.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall, in all other respects, conform to the applicable regulations of the R-1 Zoning District and conditions of approval.

ZBA 024-09
Findings of Fact for a Variation
to Reduce the Required Perimeter Landscape by 50%
In an R-1, Single-Family Residential District at
404, 410 North Avon Street

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

ZBA 024-09
Findings of Fact for a Variation
To Eliminate the Required Type "A" Landscape Buffer
In An R-1, Single-Family Residential District at
404, 410 North Avon Street

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.

5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

025-09 3301 New England Drive

Applicant Robert & Suzanne Bambrick

Ward 14 **Annexation and Variation** to increase the total allowable floor area of a detached accessory building from 720 square feet to 1,100 square feet in an R-1, Single-family Residential Zoning District

The subject property is located west of Alpine and North of Harrison Roads. Robert Bambrick and John Ekberg were present. Mr. Bambrick reviewed the request for Variation. He wishes to extend the existing garage to the rear of the property. Mr. Ekberg reviewed the Findings of Fact. Mr. Bambrick stated the structure will provide them "all kinds of storage" and will allow them to use the property for what they want to use it for. Mr. Ekberg feels the neighbors are agreeable to this structure. Mr. Bambrick stated a few of the neighbors in the area would also like to build larger structures and are waiting to see if his application will be approved.

Mr. Sanders asked Mr. Bambrick why 22 addition feet is not enough storage. Mr. Bambrick stated he has one vehicle in the existing garage and the rest is "full of everything". He explained if one of the vehicles in the garage breaks down, they would have no way of removing the other vehicle. He feels he needs this extra storage area for their third vehicle and garden equipment. Mr. Sanders asked if they were changing the configuration of the garage to which Mr. Bambrick stated he was not. Mr. Sanders pointed out in that case, he did not see where this would change the problem of a broken down vehicle having to be moved if another vehicle was in front of it. Mr. Bambrick stated they have three vehicles – one for himself, one for his wife, and one in the event either of the other two break down. It was clarified that this residence does not have a business operation.

Staff Recommendation was for Denial of the Variation to increase the total allowable floor area to 1,100 square feet, and Approval of a Variation to increase the total allowable floor area to 968 square feet, with 3 conditions. No Objectors were present. One interested party was present.

Paul Kaltved, 3227 New England Drive, located on the north side of the Applicant's property, was present in support of the addition to the garage. He also stated he would like to purchase a piece of land behind his property and would like to annex it into the City.

Staff stated he has been working with the Applicant on Annexation and other issues and the full addition as requested would be larger than the house, which is the primary structure. Mr. Cagnoni stated Staff understands the need of additional storage, which is why their recommendation was for an increase in size but for the lesser amount so that the garage is not larger than the primary structure.

Alicia stated she was uncomfortable with having a garage that is larger than the house and would be agreeable to having the addition as suggested by staff. Mr. Sanders felt keeping the primary building as the larger structure on the property was reasonable.

A **MOTION** was made by Craig Sockwell to **DENY** the Variation to increase the total allowable floor area of a detached accessory building from 720 square feet to 1,100 square feet and to **APPROVE** a Variation to increase the total allowable floor area of a detached accessory building from 720 square feet to 968 square feet in an R-1, Single-family Residential Zoning District at 3301 New England Drive. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 4-0.

Approval is subject to the following conditions:

1. A building permit must be obtained prior to construction of the accessory addition.
2. The accessory addition must match the existing garage elevation.
3. The additional property shall be combined prior to issuance of building permit.

ZBA 025-09
Findings of Fact for a Variation
To Increase the Total Allowable Floor Area of a Detached Accessory Building
From 720 Square Feet to 1,100 Square Feet
In an R-1, Single-Family Residential Zoning District at
3301 New England Drive

Denial of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would not result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation are based are not unique to the property for which the Variation is sought and are applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is not caused by this Ordinance and has been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does not comply with the spirit and intent of restrictions imposed by this Ordinance. If the Variation were granted the detached accessory building would exceed the square footage of the primary structure, the single-family residence.

ZBA 025-09
Findings of Fact for a Variation
to Increase the Total Allowable Floor Area of a Detached Accessory Building
From 720 Square Feet to 968 Square Feet
In an R-1, Single-Family Residential Zoning District at
3301 New England Drive

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation are based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification. The Applicant has chosen to annex additional property in order to request a Variation to increase the allowable floor area of a detached accessory building.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance. The granted Variation of the detached accessory building would not exceed the square footage of the primary structure, the single-family residence.

With no further business to report, the meeting was adjourned at 7:25 PM

Respectfully submitted,
Sandra A. Hawthorne, Administrative Assistant
Zoning Board of Appeals